



MARK PESTRELLA, Director

## **COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE

April 05, 2022

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**DEVELOPMENT SERVICES CORE SERVICE AREA  
FINDINGS AND ORDERS OF THE  
BUILDING REHABILITATION APPEALS BOARD  
IN THE UNINCORPORATED AREAS OF  
CASTAIC, MONROVIA, PASADENA, PEARBLOSSOM, AND SANTA CLARITA  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

Public Works is seeking Board approval to adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **IT IS RECOMMENDED THAT THE BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

29830 Central Avenue, Castaic, California 91384  
2546 Ansley Avenue, Monrovia, California 91016  
802 Michigan Boulevard, Pasadena, California 91107  
33553 Longview Road, Pearblossom, California 93553  
12571 Capra Road, Santa Clarita, California 91390

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

## **Implementation of Strategic Plan Goals**

The recommendation supports the County Strategic Plan: Strategy II.2, Support the Wellness of our Communities; and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

## **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The County will abate public nuisances through Public Works personnel and/or on-call contract services or Departmental Service Orders with Internal Services and Agricultural Commissioner/Weights and Measures.

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below on January 12, 2022. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties a public nuisance. The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 29830 Central Avenue, Castaic, California 91384

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) By April 13, 2022, the abandoned, wrecked, dismantled, or inoperable vehicles, trailers, and parts thereof be removed, and the property be maintained cleared thereafter. If substantial progress is made, extend to May 13, 2022; (b) By April 13, 2022, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, abandoned or broken equipment and machinery, refrigerator, vehicle parts, junk tires, and miscellaneous personal property, and the property be maintained cleared thereafter. If substantial progress is made, extend to May 13, 2022; and (c) By April 13, 2022, the fire-damaged structure(s) be repaired to code, rebuilt to code, or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system. If substantial progress is made, extend to May 13, 2022.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is fire damaged and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith to prevent unauthorized persons from gaining access thereto.\*
3. Doors and windows are broken and lacking, constituting hazardous conditions and inviting trespassers.
4. The roof covering is fire damaged.
5. The roof support is fire damaged.
6. Portions of the interior walls and wall covering are fire damaged.
7. Portions of the ceiling joists and covering are fire damaged and inadequate to support the ceiling and roof loads.
8. The electrical service and electrical wiring are damaged.
9. Broken or discarded household furniture and equipment in yard areas for unreasonable periods.
10. Trash, junk, debris, and miscellaneous personal articles of personal property are scattered about the premises.
11. The premises contain abandoned or broken equipment, furniture, junk, debris, tires, boxes, cans, neglected machinery, refrigerators, and freezers, constituting an unsightly appearance and attractive nuisance dangerous to children and to public safety.
12. Abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

\*Portions of the interior building was not readily accessible for inspection; therefore, additional

defects may be found when an interior inspection is made.

ADDRESS: 2546 Ansley Avenue, Monrovia, California 91016

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: (a) By April 13, 2022, the property be cleared of all trash, junk, debris, all overgrown vegetation, and maintained cleared thereafter; and that the structure(s) be maintained secured to prevent unauthorized entry.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Garbage cans stored in front or side yards and visible from public streets.
3. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
4. Overgrown vegetation and weeds, constituting an unsightly appearance or dangerous to public safety and welfare.

ADDRESS: 802 Michigan Boulevard, Pasadena, California 91107

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) By April 13, 2022, the property be cleared of all trash, junk, debris, and all overgrown vegetation, and the property be maintained cleared thereafter; and (b) By April 13, 2022, the structure(s) be repaired to code, rebuilt to code, or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system. That the property be maintained secured with perimeter fencing to prevent unauthorized entry and dumping.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, apparently abandoned, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded as requested by the Sheriff's Department.\*
3. Doors and windows are broken and lacking, constituting hazardous conditions and inviting trespassers.
4. The electrical service and electrical wiring are hazardous due to exposed conductors.
5. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

6. The premises contain abandoned equipment, junk, debris, and boxes, constituting an unsightly appearance and attractive nuisance dangerous to children and to public safety.

7. Overgrown vegetation and weeds, constituting an unsightly appearance or dangerous to public safety and welfare.

\*Portions of the interior building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 33553 Longview Road, Pearblossom, California 93553

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) By April 13, 2022, the structure(s) be repaired to code, rebuilt to code, or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system; and (b) By April 13, 2022, the owner show proof of hiring an architect.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, apparently abandoned, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded as requested by the Fire Department.
3. Unfinished building lacking wall covings.
4. Unfinished building lacking doors and windows.
5. Unfinished building lacking the required heating system.
6. Unfinished building lacking electrical system.
7. Unfinished building lacking the water heater, lavatory, bath facility, kitchen sink, laundry tray or standpipe.
8. Property contained open trenches, until backfilled.
9. Overgrown vegetation, weeds, and debris, constituting an unsightly appearance.
10. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
11. Miscellaneous articles of personal property scattered about the premises.
12. Trash, junk, and debris scattered about the premises.

ADDRESS: 12571 Capra Road, Santa Clarita, California 91390

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) By April 13, 2022, the abandoned, wrecked, dismantled, or inoperable vehicles, and parts thereof be removed, and the property be maintained cleared thereafter; (b) By April 13, 2022, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation, and the property be maintained cleared thereafter; and (c) By April 13, 2022, the structure(s) be rebuilt to code or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system. That the property be maintained clean. That the property be maintained secured with perimeter fencing to prevent unauthorized entry and dumping.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The two-story structure and detached shed are dilapidated, apparently abandoned, open and accessible to juveniles and transients, and is a health, fire and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.\*
3. Portions of the north, south, east, and west exterior walls and wall coverings are deteriorating and damaged.
4. Doors and windows are broken and lacking, constituting hazardous conditions and inviting trespassers.
5. The electrical service and electrical wiring are non-complying, damaged, and hazardous due to exposed conductors.
6. Broken or discarded household furniture and equipment in yard areas for unreasonable periods.
7. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
8. The premises contain household and personal items, discarded appliances and broken furniture, junk, tires, junk wood and metal debris, and barrels, constituting an unsightly appearance and attractive nuisance dangerous to children and to public safety.
9. Abandoned, wrecked, dismantled, or inoperable vehicle(s) and parts thereof stored for unreasonable periods on the premises.

\*Portions of the interior building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ENVIRONMENTAL DOCUMENTATION**

Find that the action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to Public Works, Building and Safety Division.

Respectfully submitted,



MARK PESTRELLA, PE  
Director

MP:KB:lg

c: Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office